

Site Address: 8722 Lyndale Ave S

TONY'S APPLIANCE

Plat name: **SWANS FIRST ADDITION TO BLOOMINGTON**

Proposal: **Final Site and Building Plan**

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information

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Case No: 10933A-14

Permit No:

Scheduled for: Informal DRC: ~~3/4/14 Item #1~~ 6/10/14 Item #4
Formal DRC: 7/1/14, Item #2

Planning Commission:
City Council:

Date Received:

Return to:

Due Date:

2/25/14	6/5/14	6/24/14	
Michael Centinario	Michael Centinario	Michael Centinario	
3/2/14	6/9/14	6/30/14	
Date	Date	Date	Date
Plan Reviewer			
Development/Services Section – 952-563-4862			
Jen Desrude (JCD), Civil Engineer	3/3/14		
Traffic Section			
Amy Marohn (ALM), Civil Engineer	3/3/14	6/9/14	
Tom Bowlin (TPB), Civil Engineer			
Kirk Roberts (KAR), Traffic & Trans. Engineer		6/30/14	
Street Design & Construction Section			
Steve Jorschumb (SKJ), RLS	3/3/14	6/9/14	6/27/14
Julie Long (JML), Senior Civil Engineer	3/3/14	6/9/14	6/30/14
Bob Simons (BPS), Civil Engineer	3/3/14	6/9/14	6/30/14
Water Resources Section			
Bryan Gruidl (BRG), Sr. Water Resources Manager			
Steve Segar (SWS), Civil Engineer	3/3/14	6/9/14	
Utilities Division			
Tim Kampa (TKK), Civil Engineer	3/3/14	6/9/14	6/27/14
Eric Wharton (ECW), Civil Engineer			
Maintenance Section			
Scott Anderson (SMA), Assist. Maint. Superintendent			
Dave Hanson (DLH), Assist. Maint. Superintendent			
Administration			
Jim Gates (JBG), Deputy Director of PW			
Karl Keel (KPK), Director of Public Works			
Shelly Pederson (SAP), City Engineer			

Email

Fax

Other

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Easements & Agreements					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed copy of private common driveway/parking/access easement agreement shall be provided. Does the city want to vacate the public ingress/egress easement?	3/3/14 SKJ	
Miscellaneous Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	3/3/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	3/3/14 JCD	6/30/14 JCD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	3/3/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	3/3/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. Tier 2.	3/3/14 JCD	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	3/3/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right of Way. Permit is required prior to removals or installation. Contact Sean Jenkins at 952-563-4545 or sjenkins@BloomingtonMN.gov permit application and for fee information.	3/3/14 JCD	6/30/14 JCD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	3/3/14 JCD	6/30/14 JCD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Change contact on note 16 from Dave Kutscher to Utilities and phone number to 952-563-8777 (no email).		

2. Traffic Section & Street Design / Construction Section

Traffic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label parking lot, space and aisle dimensions.	6/9/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing curb cuts shall be removed and replaced with curb and gutter per City standard details (and specifications).	3/3/14 ALM	6/9/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall submit to the City, a Traffic Control Plan utilizing layout(s) from the Temporary Traffic Control Zone Layouts Field Manual, latest version, prior to any work affecting traffic on Lyndale and/or Aldrich.	3/3/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label on plan sheets existing street light poles, handholes and conduit, and signal interconnect.	3/3/14 ALM	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide trip generation numbers for the site with the application narrative, using ITE Trip Generation standards.	3/3/14 ALM	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a signing & marking plan for the site. How will you communicate the Aldrich entrance is an emergency access only?	6/9/14 ALM	
Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	3/3/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post construction parking shall be on site — no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	3/3/14 ALM	6/9/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	3/3/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right of way. (Add to removal, utility or site plan sheets)	3/3/14 ALM	6/9/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavations in city right-of-way.	3/3/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A MN licensed Civil Engineer must design and sign all retaining walls 4-foot high and higher.	6/30/14 JML	
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm Missing water main details	3/3/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets. (15' swk/bkwy along Lyndale) (10' drainage & utility along streets) (public ingress/egress over W 25' of E 45'). Missing on landscape plan.	3/3/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No landscaping, ponds, retaining walls, or any structure shall be placed or constructed within public right-of-way or easements.	3/3/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).	3/3/14 JML	6/30/14
Sidewalks					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide sidewalk connection from building(s) to public sidewalk/street.	3/3/14 JML	6/30/14
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk shall be constructed in new sidewalk/bikeway easement at developer's/owner's expense.	3/3/14 JML	6/30/14
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.	3/3/14 JML	
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.	3/3/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show "end cap" islands on parking stalls, 3 feet shorter than the parking stall and 8 feet wide.	3/3/14 JML	6/30/14
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code.	3/3/14	

				ALM	
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3. Water Resources Section

Storm Water Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed storm sewer in Lyndale is not preferred. Split drainage between Lyndale and Aldrich as discussed with Jen Desrude. Capture required volume and overland flow onto Aldrich and Lyndale. Lyndale storm sewer has capacity problems – no additional runoff to Lyndale. 10-year & 100-year events show additional volume to Lyndale Avenue.	6/9/14 SWS 6/30/14 BRG	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Stormwater Management Plan/Report shall be provided which includes: <ul style="list-style-type: none"> Stormwater Rate Control – No net increase in runoff. Storm Water Volume Control – no increase in volume. See above. Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. 	3/3/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide Site Plan with grading, utilities, erosion control, etc.	3/3/14 SWS	

Erosion/Sediment Control Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	3/3/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Erosion Control Plan shall be provided which includes: <ul style="list-style-type: none"> Erosion Control BMP locations shown on the plan. Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000). Use of updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm No bales allowed for inlet protection and/or ditch checks. All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/approved.asp Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. Include turf establishment plan. 	3/3/14 SWS	6/30/14 BRG

General Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HDPE Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A Lok or WaterStop gasket or boot, cast in place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.	3/3/14 SWS	6/30/14 BRG
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add note to plan – contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.	3/3/14 SWS	6/30/14 BRG
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submit a copy of Nine Mile Creek Watershed District comments and permit prior to the issuance of City of Bloomington permits. Contact Nine Mile Creek Watershed District, Kevin Bigalke, 952-835-2078.	3/3/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Note #16 sheet C1 - update contact information to Raf for ROW permit.	6/30/14 BRG	

4. Utilities Division

General

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for	3/3/14	
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			a SAC determination, which is required by the Metropolitan Council Environmental Services.	TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fix notes referencing Dave Kutscher change to Rolf Litzinger. See sheet C1.	6/9/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details .	3/3/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	3/3/14	TKK 6/9/14
Water					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Loop water system (supply from two points) to provide increased reliability of service and reduce head loss.	3/3/14 6/9/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.)	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	3/3/14 TKK	6/27/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut down of the supply to hydrants.	3/3/14 TKK	6/27/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.)	3/3/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to: <ul style="list-style-type: none"> o Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet. o Provide a copy of the MDH approval letter for the project to the City of Bloomington. Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website: www.health.state.mn.us/divs/eh/water/planreview/index.html . No permits will be issued before the City has received the MDH Plan Approval Letter. <u>Please note that MDH review may take up to 6 weeks.</u>	3/3/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Abandonment of the 2 existing water services in Lyndale required.	6/9/14 TKK	6/27/14 TKK
Sanitary Sewer					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to: <ul style="list-style-type: none"> o Complete the application o Obtain all necessary signatures (including the signature of the authorized City representative) o Submit the application and fee to the MPCA o Submit a copy of the application and check to Met Council o Submit a copy of the application and check to the City of Bloomington 	3/3/14 TKK	

			<p>○ After permit is received submit a copy of the permit to the City of Bloomington</p> <p>Visit the MPCA website (www.pca.state.mn.us/water/permits/index.html) for application and fee information. <u>No permits</u> will be issued before the City has received a Sanitary Sewer Extension or Modification Permit from the MPCA. <u>Please note that MPCA review may take up to 6 weeks.</u></p>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services. Install MH instead of cleanout.	3/3/14 TKK 6/9/14 TKK	6/27/14
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing sanitary sewer service in Lyndale doesn't have to be abandoned at the main, only at the property line.	6/27/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	3/3/14 TKK	6/9/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing. Only 6' of cover is shown on the plan.	3/3/14 TKK 6/27/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division.	3/3/14 TKK 6/27/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]	3/3/14 TKK 6/27/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	3/3/14 TKK 6/27/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.	3/3/14 TKK	6/9/14 TKK
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	3/3/14 TKK	6/27/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.	3/3/14 TKK 6/27/14	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	3/3/14 TKK 6/27/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	3/3/14 TKK	6/27/14 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	3/3/14 TKK	6/27/14 TKK

5. Maintenance Section

<input checked="" type="checkbox"/>	No comment.
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